

Interim report
On the financial result
31-Mar-25

UNIBANK OJSC RA, Yerevan, Charents Street, Building 12, No 53, 1-5

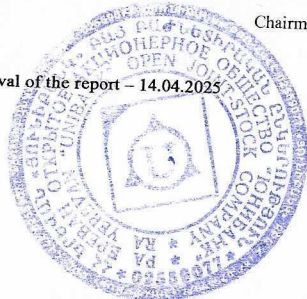
(thousand AMD)

Name	Notes	Reporting period 01.01.25_31.03.25	Reporting period 01.01.24_31.03.24
Interest and similar income	3	8,286,648	6,883,944
Interest and similar expenses	3	(3,555,752)	(2,491,964)
Net interest and other income		4,730,896	4,391,980
Commission income	4	1,258,144	1,048,391
Commission expenses	4	(332,819)	(492,834)
Net commission income		925,325	555,557
Income from dividends			
Net trading income	5	1,636,197	1,274,313
Other Operational income	6	201,877	285,095
Operational income		7,494,295	6,506,945
Expenses related to loan loss provisioning	7	37,911	1,319,207
Total administrative expenses	8	(2,220,452)	(2,049,560)
Other Operational expenses	9	(2,073,356)	(1,511,535)
Net gain/loss from investments	10		
Gain (loss) before taxation		3,238,398	4,265,057
Profit tax expenses	11	(576,749)	(809,298)
Gain (loss) after taxation		2,661,649	3,455,759
Basic earnings per share	12		
Diluted earnings per share	12		
Net profit for the period			
Including:			
Equity holders of the parent			
Non-controlling interest			

Date of approval of the report – 14.04.2025

Chairman of the Executive Board (CEO) Mesrop Hakobyan

Chief Accountant Gohar Grigoryan



Interim report

Interim report on the comprehensive financial result

31-Mar-25

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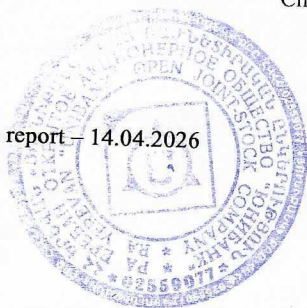
Name	(thousand AMD)	
	Reporting period 01.01.25_31.03.25	Previous period 01.01.24_31.03.24
Other aggregate financial result		
Rate exchange from the converting of foreign		
Revaluation of financial assets		
Cash flow hedging	6,989	34,702
Income from the revaluation on the non current assets	-	(35,100)
Income tax from other aggregate income	(1,258)	72
Other aggregate result after taxation	5,731	(326)
Aggregated financial result	2,667,380	3,455,433
Including:		
Share in the principal organization		
Non controlled share		

Chairman of the Executive Board
(CEO)
Chief Accountant

Mesrop Hakobyan

Gohar Grigoryan

Date of approval of the report – 14.04.2026



Interim report
Interim report on the financial position
31-Mar-25

UNIBANK OJSC RA, Yerevan, Charents Street, Building 12, No 53, 1-5

(thousand AMD)

Name	Notes	At the end of Reporting period 31.03.2025	At the end of previous period 31.12.2024
Assets			
Cash and balances with CBA	15	67,917,309	51,966,052
Derivative financial assets	16		349
Amounts due from banks and other financial institutions	17	20,130,412	18,488,095
Financial assets measured at fair value through profit or loss			119,991
Investment securities	18	23,240,477	32,975,200
Investment securities pledged under repurchase agreements	18		3,466,932
Loans and borrowings to customers	19	212,971,984	203,540,544
Fixed assets	20	10,887,997	10,883,232
Intangible assets		3,625,801	3,750,700
Deferred tax assets		247,782	302,403
Prepayment on profit tax		556,327	
Reposessed assets	22	8,977,283	6,546,969
Other assets	23	4,798,821	4,586,401
Total assets		353,354,193	336,626,868
Liabilities			
Amounts due to the banks and other financial institutions	24	29,351,482	23,400,806
Amounts due to customers	25	250,498,883	247,442,099
Derivative financial liabilities		427	
Borrowing	26	3,210,308	2,482,883
Securities issued by Bank	27	15,964,103	15,085,027
Current tax liabilities		522,127	578,673
Deferred tax liabilities			
Other liabilities	28	6,902,204	3,400,100
Total liabilities		306,449,534	292,389,588
Equity			
Share capital	29	22,425,448	22,425,448
Emission income		11,279,227	11,279,227
Reserves:		2,351,665	2,345,935
General reserve		904,202	904,203
Re-assessment reserve		1,447,463	1,441,732
Retained gain (loss)		10,848,319	8,186,670
Other components of equity			
Equity attributable to owners of the parent			
Non-controlling interest			
Total equity		46,904,659	44,237,280
Total liabilities and equity		353,354,193	336,626,868

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Interim report
Interim report on cash flow analysis

31-Mar-25

UNIBANK OJSC RA, Yerevan, Charents Street, Building 12, No 53, 1-5

		(thousand AMD)	
Name	Notes	Previous period 31.03.2024	Reporting period 31.03.2025
Cash flow from operating activities			
Net cash flows before changes in operating assets and liabilities		x	x
Interest receivable		5,060,044	5,754,631
Interest payable		6,050,226	8,111,977
Commission receivable		(2,275,889)	(3,510,721)
Commission payable		1,057,962	1,240,158
Profit/loss from financial assets for commercial purposes		(492,834)	(332,819)
Profit/loss from foreign currency exchange		610,488	633,237
Return of write off assets		1,515,504	1,530,248
Paid salary and equalled to it other payments		973,500	1,246,122
Other income receivable and other expenses payable from operating activities		(1,781,125)	(2,146,766)
Cash flow from the changes in operating assets and liabilities		(597,788)	(1,016,805)
Increase/decrease in operating assets		(3,588,719)	(2,600,213)
Including: Increase/decrease in credits/loans		(12,168,419)	(12,568,638)
Increase/decrease of share for commercial purposes		(11,735,404)	(11,540,248)
Increase/ decrease of receivable leasing		(40,063)	(978,027)
Increase/decrease of other operating assets		(631,004)	(411,504)
(Increase)/decrease of operating liabilities		238,052	361,141
Including: Increase/decrease of liabilities to customers		8,579,700	9,968,425
Increase/decrease of other operating liabilities		9,145,298	8,209,419
Net cash flows used in operating activities before income tax		(565,598)	1,759,006
Income tax paid		1,471,325	3,154,418
Net cash flows used in operating activities		(1,085,000)	(1,135,000)
Cash flows from investing activities		386,325	2,019,418
Increase/decrease of investments held up to repayment period		x	x
Increase/decrease of investments in the share capital of other persons		2,046,817	12,948,060
Increase/decrease of deposits placed in other banks		(200,000)	
Increase/decrease of statute investments the fixed assets and intangible assets		(1,868,259)	(860,524)
Purchase of fixed assets and intangible assets		(827,964)	(46,091)
Disposal of fixed assets and intangible assets		(82,503)	(153,412)
Net cash flow from other investment activity		82,365	-
Net cash flows used in investing activities		227,880	(662,809)
Cash flow from financing activities		(621,664)	11,225,224
Dividend paid		x	x
Increase/decrease in borrowings received from Central bank of RA		(71)	
Increase/decrease in borrowings received from banks		(9,286)	(69,818)
Increase/decrease in other borrowings			
Increase/decrease of securities issued by bank			
Investment to share capital		2,236,947	879,076
Increase/decrease payable leasing			
Net cash flow from other financing activities		597,991	1,075,463
Net cash flow from financing activities		2,825,581	1,884,721
Exchange differences on cash and cash equivalents		(1,275,807)	821,894
Net increase/decrease in cash and cash equivalents		1,314,435	15,951,257
Cash and cash equivalents at the beginning of the year	13_2	55,669,030	51,966,052
Cash and cash equivalents at the end of the year	13_2	56,983,465	67,917,309

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Date of approval of the report – 14.04.2025



Interim report
Interim report on the changes in Private Equity

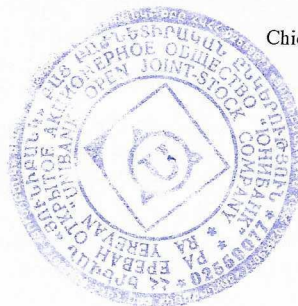
31-Mar-25

UNIBANK OJSC RA, Yerevan, Charents Street, Building 12, No 53, 1-5

thousand AMD	Share capital	Emission gain	General reserve	Reserve for changes in fair value of investment securities	Recalculation of fixed assets	Retained earnings	Total
Balance at the 1 of January 2024	22,425,447	11,279,227	686,316	8,115	1,415,133	6,650,314	42,464,552
Profit for the year						3,455,759	3,455,759
Other comprehensive income							0
Adjustment of reserve from disposal of fixed assets							-35,100
Net change in fair value of investment securities measured at fair value through other comprehensive income				34,702			34,702
Net changes in the expected credit loss allowance for investment securities measured at fair value through other comprehensive income (FVOCI)							0
Income tax on components of other comprehensive income				-6,246	6318		72
Total comprehensive income for the year	-	-	-	28,456	(28,782)	3,455,759	3,455,433
Increase in share capital							0
Appropriation to reserve							0
Dividends to shareholders							0
Total transactions with owners	0	0	0	0	0	0	0
Balance at the 31 of March 2024	22,425,447	11,279,227	686,316	36,571	1,386,351	10,106,073	45,919,985

thousand AMD	Share capital	Emission gain	General reserve	Reserve for changes in fair value of investment securities	Recalculation of fixed assets	Retained earnings	Total
Balance at the 1 of January 2025	22,425,447	11,279,227	904,203	34,927	1,406,805	8,186,670	44,237,279
Profit for the year						2,661,649	2,661,649
Other comprehensive income							0
Adjustment of reserve from disposal of fixed assets							0
Net change in fair value of investment securities measured at fair value through other comprehensive income				6,989			6,989
Net changes in the expected credit loss allowance for investment securities measured at fair value through other comprehensive income (FVOCI)							0
Income tax on components of other comprehensive income				-1,258			-1,258
Total comprehensive income for the year	0	0	0	5,731	0	2,661,649	2,667,380
Increase in share capital							0
Appropriation to reserve							0
Dividends to shareholders							0
Total transactions with owners							0
Balance at the 31 of March 2025	22,425,447	11,279,227	904,203	40,658	1,406,805	10,848,319	46,904,659

Date of approval of the report – 14.04.2025



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